

## NOTICE OF SALE OF REAL ESTATE TO ABUTTING PROPERTY OWNERS

Notice is hereby given that the **TOWN OF LOWELL** (hereinafter "Lowell") is accepting offers to purchase certain parcel of real estate more particularly described as follows:

A PART OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 33 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTH HALF OF THE SOUTHWEST QUARTER; THENCE SOUTH 89 DEGREES 38 MINUTES 09 SECONDS EAST, ALONG THE NORTH LINE OF SAID SOUTH HALF OF THE SOUTHWEST QUARTER, 1166.82 FEET TO THE CENTERLINE OF CEDAR CREEK AND TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89 DEGREES 38 MINUTES 09 SECONDS EAST, ALONG SAID NORTH LINE, 318.57 FEET; THENCE SOUTH 00 DEGREES 21 MINUTES 51 SECONDS EAST, 380.00 FEET; THENCE NORTH 89 DEGREES 38 MINUTES 09 SECONDS WEST, 160.00 FEET; THENCE SOUTH 37 DEGREES 59 MINUTES 28 SECONDS WEST, 699.73 FEET; THENCE NORTH 00 DEGREES 48 MINUTES 40 SECONDS WEST, TO THE CENTERLINE OF CEDAR CREEK; THENCE NORTHEASTERLY ALONG THE CENTERLINE OF CEDAR CREEK TO THE POINT OF BEGINNING

EXCEPTING THEREFROM THE FOLLOWING DEEDED TO LAKE COUNTY, INDIANA BY WARRANTY DEED RECORDED JUNE 14, 2005 AS DOCUMENT NO. 2005-48776 AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID HALF-QUARTER SECTION; THENCE SOUTH 89 DEGREES 36 MINUTES 40 SECONDS EAST ALONG THE NORTH LINE OF SAID HALF-QUARTER SECTION, 1,166.82 FEET TO THE CENTERLINE OF CEDAR CREEK; THENCE SOUTH 38 DEGREES 06 MINUTES 23 SECONDS WEST ALONG THE CENTERLINE OF CEDAR CREEK 25.28 FEET TO THE SOUTH BOUNDARY OF 171<sup>ST</sup> AVENUE AND THE POINT OF BEGINNING OF THIS DESCRIPTION: THENCE SOUTH 89 DEGREES 36 MINUTES 40 SECONDS EAST ALONG THE SOUTH BOUNDARY OF SAID 171<sup>ST</sup> AVENUE, 334.29 FEET TO THE NORTHEAST CORNER OF THE GRANTOR'S LAND; THENCE SOUTH 80 DEGREES 15 MINUTES 44 SECONDS WEST 148.97 FEET; THENCE SOUTH 87 DEGREES 30 MINUTES 56 SECONDS WEST 216.57 FEET TO THE CENTERLINE OF CEDAR CREEK; THENCE NORTH 38 DEGREES 06 MINUTES 23 SECONDS EAST ALONG SAID CENTERLINE 46.84 FEET TO THE POINT OF BEGINNING.

(hereinafter the "Real Estate").

Pursuant to I.C. §36-1-11-5, Lowell hereby determines that the highest and best use of the Real Estate is a sale to an abutting landowner for the appraised value of Two Thousand Four Hundred and 00/100ths (\$2,400.00) Dollars, plus closing costs.

The Real Estate will not be sold to a person who is ineligible under I.C. §36-1-11-16, and any offer to purchase the Real Estate submitted by a Trust must identify the beneficiary of the Trust and settlor empowered to revoke or modify the Trust.

Offers to purchase the Real Estate must be received by the Office of the Lowell Clerk Treasurer at 501 E Main Street, Lowell, Indiana, 46356 no later than 10:00 am local time, on Monday, August 25, 2025. In the event Lowell does not receive any additional offers to purchase the Real Estate, Lowell will proceed to negotiate and sell the Real Estate to the highest bidder.

Questions regarding the Real Estate should be directed to the Lowell Town Manager in writing or via email at [chendrix@lowell.net](mailto:chendrix@lowell.net).

Dated: July 14, 2025